Document No. 4028
Voted at Meeting of 12/18/80

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF JACK R. WILKINS AND CLAUDIA F. BATISTA
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL 3
IN THE KITTREDGE SQUARE URBAN RENEWAL AREA
PROJECT NO. MASS. R-167

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Kittredge Square Urban Renewal Area, Project No. Mass. R-167, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Jack R. Wilkins and Claudia F. Batista have expressed an interest in and have submitted a satisfactory proposal for the development of Disposition Parcel 3 in the Kittredge Square Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Jack R. Wilkins and Claudia F. Batista be and hereby are finally designated as Redevelopers of Parcel 3 in the Kittredge Square Urban Renewal Area.

2. That it is hereby determined that Jack R. Wilkins and Claudia F. Batista possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Jack R. Wilkins and Claudia F. Batista for the development of Parcel 3 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

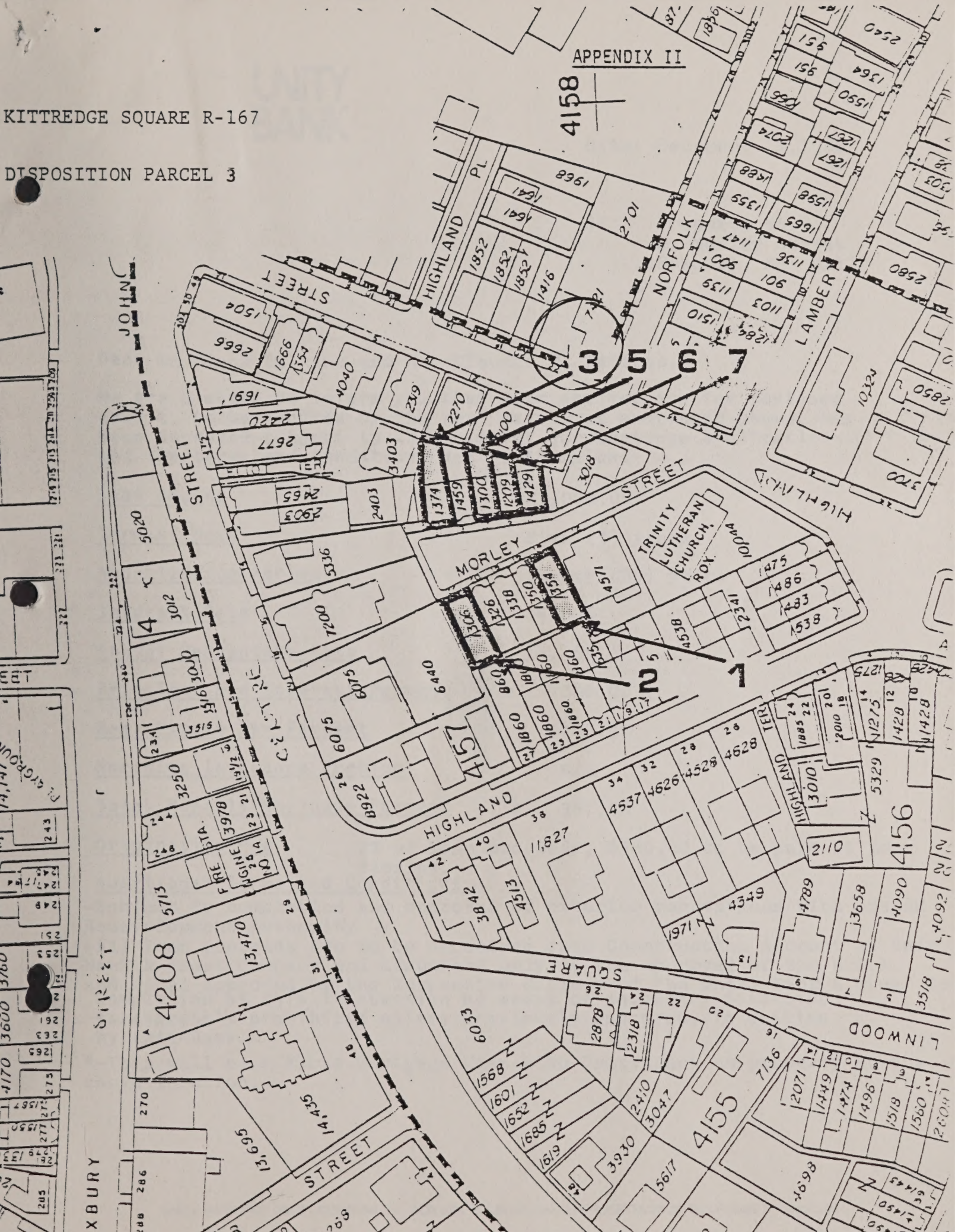
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel 3 to Jack R. Wilkins and Claudia F. Batista, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

APPENDIX II

KITTREDGE SQUARE R-167

DISPOSITION PARCEL 3



UNITY BANK

Date: December 11,1980

RE: Property at
21 Morley Street
Roxbury, MA 02119

Dear Mr. Jack Wilkins and Ms. Claudia F. Batista:

We are pleased to inform you that your application for mortgage credit, to be secured by the real estate as mentioned above, has been approved subject to the terms of our mortgage application and the terms and conditions set forth below:

Loan Amount	$23,000.00
Term of Note	five (5) years
Amortization Period	Twenty (20) years
Interest Rate	14.00%
Annual Percentage Rate	14.35%
Principal and Interest Payment	286.01
Real Estate Tax Payment	100.99
Mortgage Insurance Premium	N/A
Total Monthly Mortgage Payment	$ 387.00

Origination Fee 2% of loan proceeds, $460.00 to be paid at loan closing.

Additional Terms and Conditions:

-Subject to completion and approval of exterior renovations with Boston Redevelopment Authority

-All loan proceeds are to be deposited into Construction Account at Unity Bank & Trust Company and disbursed only at the approval of the B.R.A. and final approved by the Inspection Officer of the Unity Bank & Trust Co

Completion of this transaction by means of secondary financing is expressly prohibited unless previously approved, in writing, by this Bank.

*-This will be a First Mortgage Lien with Unity Bank on property at the above location.

At the mortgage closing you should be prepared to provide sufficient funds for the balance of the selling price, adjustments with the seller, if any, title examination fees and expenses, tax escrow deposit, plus Bank origination fees applicable to the mortgage loan.

At the time of the mortgage closing, you will be required to bring with you a fire insurance policy which shall include extended coverage in an amount no less than the mortgage amount naming the Unity Bank and Trust Company as First Mortgagee.

This loan committment must be acknowledged within fifteen (15) days of this letter by signing in the appropriate area designated below and forwarding original back to the Bank, retaining the enclosed copy for your files.

This transaction must be consumated by January 4,1981 and is subject to the sellers' ability to convey a good and clear record and marketable title.

It is further understood that the Bank shall have the absolute right in its discretion, without liability to any person, to decline or withdraw to take such mortgage at any time before said mortgage is consummated.

It is agreed that you will be responsible for all legal fees and other expenses incurred as a result of processing this loan. For the estimated amount of these fees, please refer to the Good Faith Estimate previously mailed to you.

May we extend to you our appreciation for the opportunity to be of service. If you have any questions concerning the processing of your application, please do not hesitate to call our mortgage loan department.

Thank you again.

Very truly yours,

Frederick B. Kelley
Senior Loan Officer

We accept the terms and conditions of this mortgage transaction as set forth in this letter.

Date _____ signed _____

Date _____ signed _____

December 18, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: KITTREDGE SQUARE URBAN RENEWAL AREA MASS. R-167
DISPOSITION PARCEL 3, 21 MORLEY STREET
FINAL DESIGNATION OF REDEVELOPER

On February 17, 1977, the Authority tentatively designated Jack R. Wilkins as Redeveloper for the rehabilitation of Parcel 3, 21 Morley Street in the Kittredge Square Urban Renewal Area.

Parcel 3, 21 Morley Street, contains approximately 1,347 square feet of land with a three-story attached brick rowhouse thereon.

The developers have obtained a financial commitment from the Unity Bank and Trust Co. of Roxbury and have applied for a $10,000 312 Rehab Loan to complete the interior work. They will restore the exterior of the building with a Historic Preservation Grant.

Final Plans and Specifications have been approved by the Authority's Urban Design and Rehabilitation Departments for the rehabilitation of this three-story structure for a single family, owner-occupied home.

There, an appropriate resolution is attached recommending that the Authority approve the final designation of Jack R. Wilkins and Claudia F. Batista as Redevelopers of Parcel 3 in the Kittredge Square Urban Renewal Area.

ATTACHMENT